

AREA PLAN COMMISSION OF TIPPECANOE COUNTY

EXECUTIVE COMMITTEE

MINUTES OF PUBLIC HEARING

DATESeptember 4, 2002
TIME.....4:30 P.M.
PLACECO. OFFICE BLDG.
20 N. 3RD STREET
LAFAYETTE IN 47901

MEMBERS PRESENT

Jack Rhoda, President
Jan Mills
Jeff Kessler
Mark Hermodson
David Williams
Karl Rutherford

STAFF PRESENT

James Hawley
Sallie Fahey
Bernard Gulker
Robert Mucker, Attorney
Joanna Grama, Attorney
Kathy Lind
Julie Holder
Michelle D'Andrea

President Jack Rhoda called the meeting to order.

I. APPROVAL OF MINUTES

Jan Mills moved to approve the minutes of the August 7, 2002, Executive Committee public hearing as submitted. Mark Hermodson seconded and the motion carried by voice vote.

II. NEW BUSINESS

A. PRIMARY APPROVAL EXTENSION REQUEST

1. **WAKEROBIN ESTATES II SUBDIVISION (MAJOR-PRELIMINARY PLAT):** The developer, G & L Development Company, is requesting a second 2-year extension of the conditional primary approval, originally granted September 20, 1995 (S-2255). The site is located on the north and west sides of the first Wakerobin Estates, fronting on both Lindberg and McCormick Roads, in Wabash 11(S½)23-5.

Jan Mills moved to hear the above-described request. Mark Hermodson seconded the motion.

Bernard Gulker read staff comments with a recommendation for approval.
Jack Rhoda asked for comments from petitioner.

The Executive Committee voted 6 yes – 0 no to approve the extension request for **WAKEROBIN ESTATES II SUBDIVISION (MAJOR-PRELIMINARY PLAT).**

B. FINAL DETAILED PLANS

1. **RESOLUTION PD 02-09: AMELIA STATION PLANNED DEVELOPMENT (Z-2061)** Final Detailed Plans for a redesign of a recorded planned development from 58 pairs of semi-attached, zero-lot-line single-family homes, plus 3 detached units, into the same number of dwelling units (119), all detached, on 21.3 acres at the east end of Amelia Avenue, east of Creasy Lane in Lafayette, Fairfield 35(NE)23-4.

Jan Mills moved to hear the above-described request. Mark Hermodson seconded the motion.

Bernard Gulker read staff report with recommendation for approval.

Jack Rhoda asked for comments from petitioner, audience and commissioners.

The Executive Committee voted 6 yes – 0 no to approve **RESOLUTION PD 02-09: AMELIA STATION PLANNED DEVELOPMENT (Z-2061).**

2. **RESOLUTION PD 02-10: WEST STREET TOWNHOUSE SECOND PLANNED DEVELOPMENT (Z-2019)** Final Detailed Plans for a redesigned planned development, consisting of 12 townhouses in 3 buildings plus common area at the south corner of Broadway and West Streets, in Lafayette, Fairfield 29 (SW) 23-4.

Jan Mills moved to hear the above-described request. Mark Hermodson seconded the motion.

Bernard Gulker read staff report with recommendation for approval.

Jack Rhoda asked for comments from petitioner, audience and commissioners.

The Executive Committee voted 6 yes – 0 no to approve **RESOLUTION PD 02-10: WEST STREET TOWNHOUSE SECOND PLANNED DEVELOPMENT (Z-2019).**

III. PUBLIC HEARING

No comments.

IV. APPROVAL OF THE SEPTEMBER 2002 APC PUBLIC HEARING AGENDA

A. REZONING ACTIVITIES

Jan Mills moved that the following rezones be placed under Public Hearing on the September 18, 2002 Area Plan Commission Public Hearing Agenda:

Z-2082—BRIAN SCAGGS (AW TO A)
Z-2083—JEFF WALKER (A TO I3)
Z-2084—BEACHWOOD, LLC BY JOHN SCHEUMANN MEMBER (I3 TO R3)
Z-2085 – BLACK & BLACK PROPERTIES LIMITED PARTMERSHIP (A TO I1)
Z-2090 – RBT DEVELOPMENT, LLC (R3 TO NB)
Z-2091 – MARY LYNN HARMON (R1 TO RE)

Jim Hawley informed the Committee that the following have been removed from the agenda by the petitioner.

Z-2086 – EASTLAND DEVELOPMENT, LLC (R1 TO R3W)
Z-2087 – EASTLAND DEVELOPMENT, LLC (R1 TO NB)
Z-2088 – EASTLAND DEVELOPMENT, LLC (R1 TO R2)
Z-2089 – EASTLAND DEVELOPMENT, LLC (R1 TO R1B)

Mark Hermodson seconded and the motion was carried by voice vote.

B. SUBDIVISIONS

Jan Mills moved that the following subdivision petitions be placed on the September 18, 2002 Area Plan Commission Public Hearing Agenda at petitioners' request, placement thereon being without reference to compliance or non-compliance with the adopted subdivision ordinance:

S-3189—HUNTINGTON FARMS SUBDIVISION, PH. 3& 4 (MAJOR-PRELIMINARY)

Mark Hermodson seconded and the motion was carried by voice vote.

V. APPROVAL OF THE SEPTEMBER 2002 AREA BOARD OF ZONING APPEALS PUBLIC HEARING

Jan Mills moved that the following cases be placed under Public Hearing on the September 25, 2002 Area Board of Zoning Appeals Public Hearing Agenda:

BZA-1616—WEST LAFAYETTE COMMUNITY SCHOOL CORP.
BZA-1617—VINTAGE APARTMENTS, LLC
BZA-1622—CROWN COMMUNICATION, INC.
BZA-1623—DAMIR URMEYER
BZA-1625 – ALAN R. AND JANET S. KEMPER
BZA-1626 - CROWN COMMUNICATIONS, INC BY DAVE GILMAN

Mark Hermodson seconded and the motion was carried by voice vote.

VI. DETERMINATION OF VARIANCES

A. Lafayette Division of the Area Board of Zoning Appeals

Jan Mills moved that the following requests for variance from the Unified Zoning Ordinance are not requests for use variance, prohibited from consideration by ordinance and statute:

#2002-38—DAVID L. BROWN.

#2002-39—MICHAEL & LEORA WOOD.

#2002-40—WINSTEAD, LLC

#2002-41—ERIC LEHMAN.

Mark Hermodson seconded and the motion carried by voice vote.

VII. REVIEW AND APPROVAL OF THE AUGUST 2002 BUDGET REPORT

Jan Mills moved to accept the August 2002 budget report.

James Hawley informed the Committee that additional monies would be needed for the remainder of the year, in order to pay attorney fees. He stated a request for additional funds was pending before the County Council.

Mark Hermodson seconded and the motion carried by voice vote.

VIII. OTHER BUSINESS

None.

IX. ADJOURNMENT

Jan Mills moved to adjourn the meeting. Mark Hermodson seconded and the motion carried by voice vote.

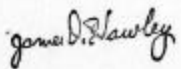
The meeting adjourned at 4:45 P.M.

Respectfully submitted,



Michelle D'Andrea
Recording Secretary

Reviewed by,



James D. Hawley

Executive Director